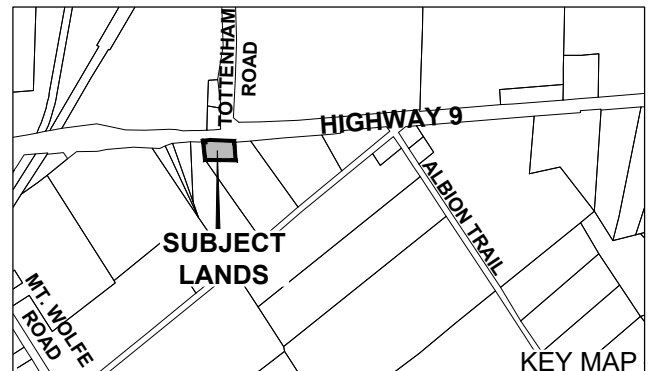
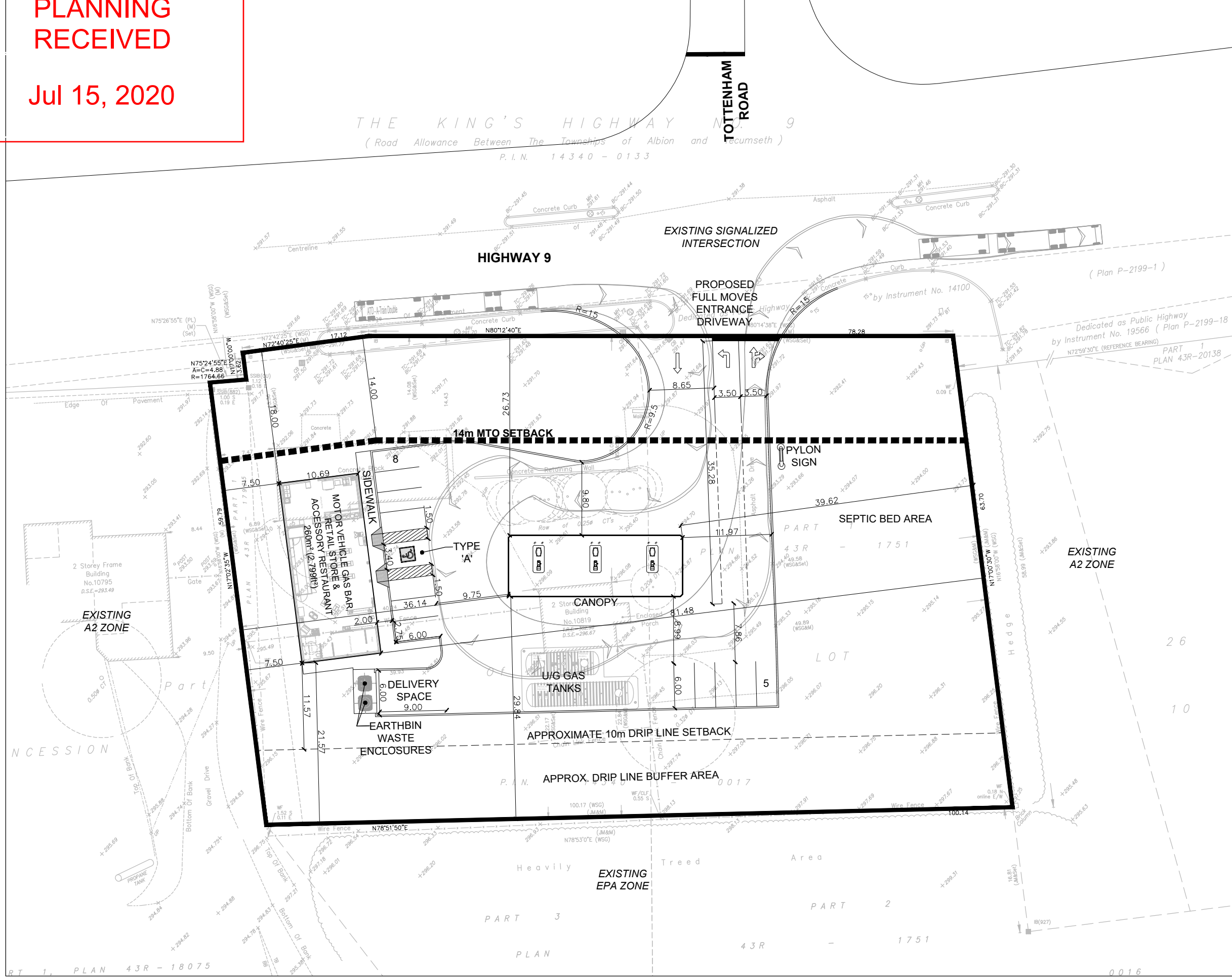


TOWN OF CALEDON
PLANNING
RECEIVED
Jul 15, 2020

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**DEVELOPMENT CONCEPT PLAN
 PROPOSED GAS BAR**

10819 HIGHWAY 9
 PART OF LOT 26,
 CONCESSION 10 (ALBION)
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL

DEVELOPMENT STATISTICS

TOTAL SITE AREA:	0.64ha (1.58ac)
TOTAL DRIP LINE BUFFER AREA*:	0.09ha (0.22ac)
TOTAL 14m MTO SETBACK AREA:	0.14ha (0.35ac)
NET DEVELOPABLE AREA:	0.41ha (1.01ac)

TOTAL SITE LANDSCAPED AREA %:	0.31ha (48%)
LANDSCAPED AREA % EXCL. MTO SETBACK:	0.20ha (40%)

BUILDING STATISTICS

TOTAL GROSS FLOOR AREA:	260m ² (2,799ft ²)
BUILDING COVERAGE:	4%
BUILDING COVERAGE EXCL. MTO SETBACK:	5%

PARKING STATISTICS (1 SPACE PER 20m²):

GAS BAR PARKING REQUIRED:	13 SPACES
GAS BAR PARKING PROVIDED:	13 SPACES

- NOTES:**
- * NHS AREA & BUFFER LIMITS TO BE CONFIRMED BY TRCA
 - SEPTIC AREA TO BE CONFIRMED BY ENGINEER
 - POTABLE WATER WELL TO BE CONFIRMED



SCALE 1:500
 April 21, 2020



PLAN 43R - 18075

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